



Loudoun County, Virginia

www.loudoun.gov

Board of Supervisors

1 Harrison Street, S. E., 5th Floor, P.O. Box 7000, Leesburg, VA 20177-7000

703/777-0204

Fax 703/777-0421

e-mail: bos@loudoun.gov

May 18, 2006

OWNER_NM1

OWNER_NM2

OWNER_ADDR

OWNER_CITY, ST ZIP

NOTICE OF PUBLIC HEARING

PROPOSED COMPREHENSIVE PLAN AND ZONING CHANGES AFFECTING YOUR PROPERTY

Comprehensive Plan amendment: CPAM-2005-0005

Zoning Map amendments: ZMAP-2005-0042 & ZMAP-2006-0002

Zoning text amendment: ZOAM-2005-0002

Parcel (County Property Identification Number) : PIN

Proposed Zoning District Classification(s) :

ZONE1 ZONE_DESC_1

ZONE3 ZONE_DESC_3

ZONE2 ZONE_DESC_2

ZONE4 ZONE_DESC_4

Proposed Overlay District(s) :

OVERLAY_1

OVERLAY_4

OVERLAY_2

OVERLAY_5

OVERLAY_3

OVERLAY_6

Existing Comprehensive Plan Designation :

Rural Policy Area

USE_DESC_3

Proposed Comprehensive Plan Designation :

Rural Policy Area

USE_DESC_2

USE_DESC_4

Dear Property Owner,

This is to give you notice of proposed amendments to the Loudoun County Zoning Ordinance and Zoning Map to change the zoning classification(s) of your property, along with text amendments to the regulations for your property's new zoning classification(s) that affects allowable uses and densities. Amendments to the Loudoun County Comprehensive Plan are also proposed to revise the policies for uses and densities in the *Rural Policy Area* of the county.

Property

According to the current real estate tax assessment records, you are shown as the property owner of the parcel or parcels listed above. The Property Identification Number, or PIN (listed as "parcel" above), is used by the County to identify parcels of land.

New Zoning District Classification(s) (Zoning Map Amendments)

The zoning district classification proposed for your property is listed above, including all applicable zoning overlay districts. The zoning district classification corresponds to regulations governing the use and development of the property, including density or lot yield. Properties in overlay districts are subject to additional regulations related to the protection of certain environmental features or historic resources. If any portion of your property is within an overlay district, it is noted above.

Zoning Ordinance Text Amendments

The district regulations for the Agricultural Rural -1 and Agricultural Rural-2 (AR-1 and AR-2) districts are proposed to be revised. If the new zoning classification for your property is identified above as AR-1, please see Attachment 1 for a summary of the district regulations with the proposed amendments, including uses and densities. If the new zoning classification for your property is identified above as AR-2, please see Attachment 2 for a summary of the district regulations with the proposed amendments, including uses and densities.

In addition, amendments are proposed to the performance standards in Section 5-600 of the Zoning Ordinance. The performance standards establish regulations related to particular uses, such as setbacks, lot coverage, and minimum acreage. If a use is allowed under the zoning district classification for your property, it must also comply with these specific performance standards in Section 5-600. See Attachment 3a for a list of the uses affected by amendments to the Additional Regulations for Specific Uses in Section 5-600 and Attachment 3b for amendments to Section 5-500 affecting Temporary Uses/Zoning Permits.

On March 20, 2006, the Planning Commission recommended several changes to the proposed zoning ordinance text. These recommendations are reflected in *italics* on the enclosed attachments and will be considered along with the draft amendments dated December 16, 2005 and revised through January 24, 2006 that were originally forwarded to the Planning Commission.

Comprehensive Plan Designation

The Comprehensive Plan is a general guide for land use in the County. The current Comprehensive Plan was adopted in 2001 and includes a map of planned land uses for the County. Your property is located in the *Rural Policy Area*. There is a companion amendment to the Comprehensive Plan to revise policies concerning the uses and densities in the *Rural Policy Area*, including guidance for rezoning options in the *Rural Policy Area*. For a description of the general uses and densities for that designation, under the current plan and the proposed amendments, please refer to Attachment 4.

Public Hearing

The Loudoun County Board of Supervisors will hold a public hearing on the proposed Zoning Ordinance and Zoning Map amendments, and the proposed Comprehensive Plan amendments, on: June 7, 2006, beginning at 6:30 P.M. The meeting will recess and reconvene on Saturday June 10, 2006 beginning at 9:00 A.M. Both meetings will be held in the Board of Supervisors Meeting Room at the Loudoun County Government Center, 1 Harrison Street, SE, first floor, Leesburg, VA.

Any interested persons will be heard concerning the proposals.

Additional Information

Copies of the proposed Zoning Ordinance and Zoning Map amendments are available for review at:

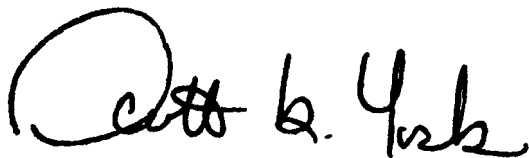
Loudoun County Department of Building and Development
Loudoun County Government Center
One Harrison Street, S.E. 2nd Floor
Leesburg, VA

Normal business hours for the Department of Building and Development are weekdays, 9:00 a.m. to 4:30 p.m., except for holidays.

Additional sources of information are listed below:

Telephone: (703) 737-8915
Website: www.loudoun.gov/rural
Email: martman@loudoun.gov

Sincerely,

A handwritten signature in black ink, appearing to read "Scott K. York". The signature is stylized with a large, looping initial "S" and a cursive "York".

Scott K. York
Chairman, Board of Supervisors